

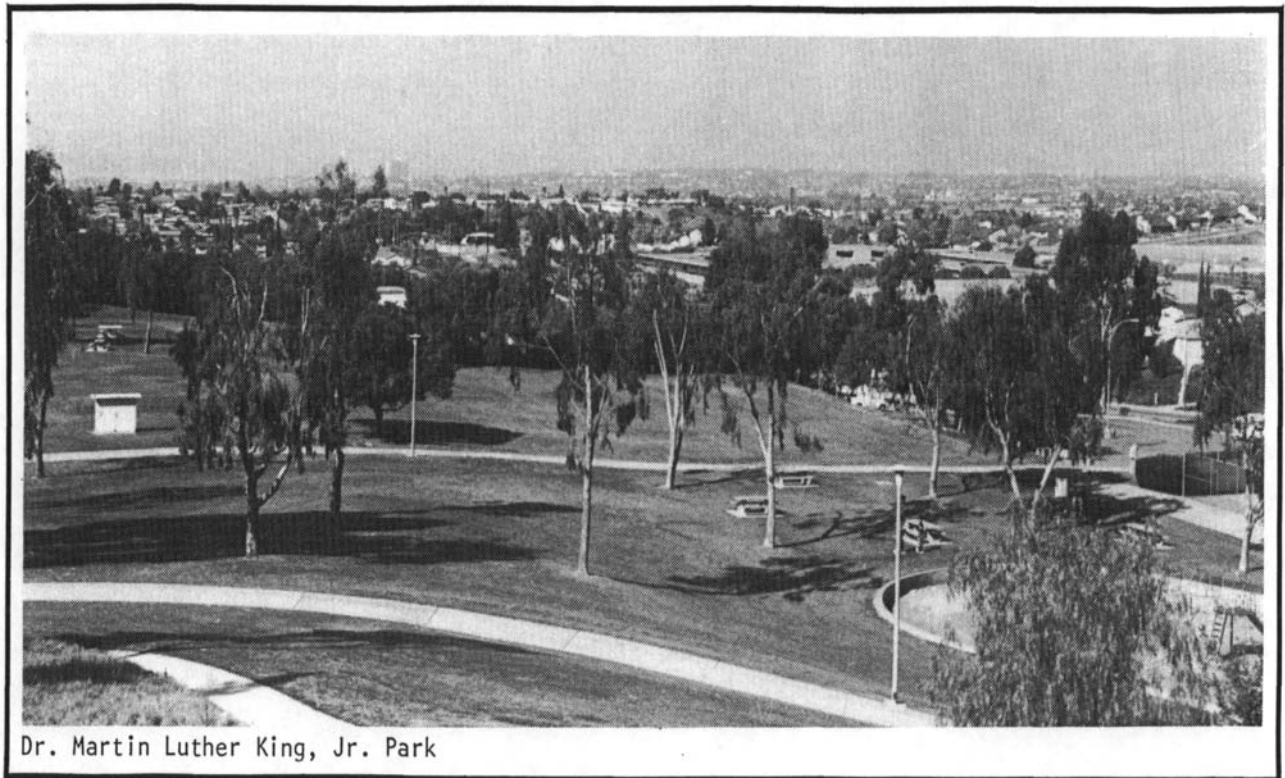
EAST SECTOR

EAST OF EUCLID AVENUE

Chollas View, Lincoln Park, Broadway Heights, Emerald Hills, Encanto, Valencia Park, South Encanto, Alta Vista.

The trolley East Line will have an important impact on the northern portion of this area, with park and ride stations at 47th Street, Euclid Avenue and 62nd Street.

Planting improvements are to be focused on the major street corridors on Market, Imperial, Logan, 47th and Euclid.



EAST SECTOR

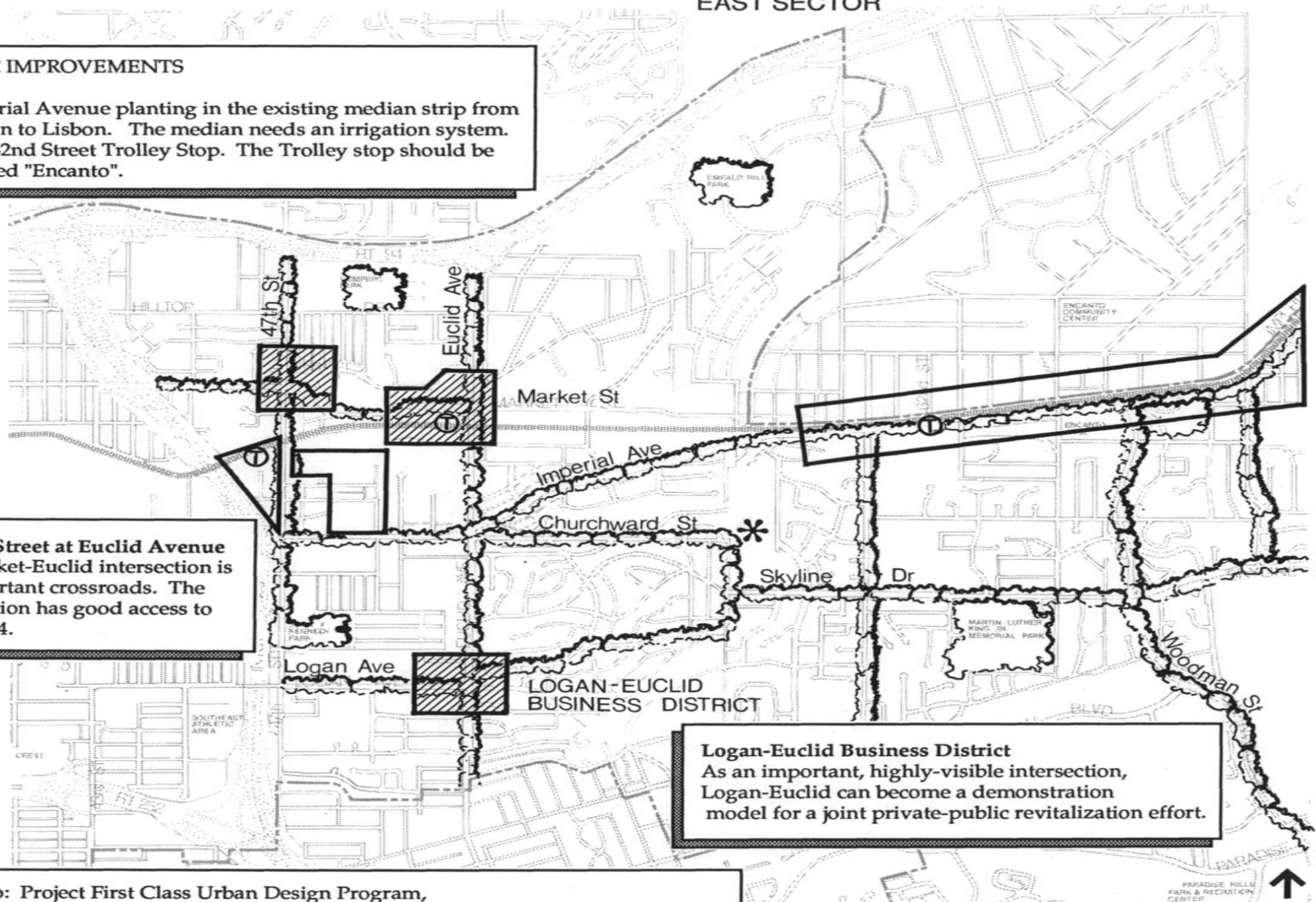
PUBLIC IMPROVEMENTS

1. Imperial Avenue planting in the existing median strip from Merlin to Lisbon. The median needs an irrigation system.
2. The 62nd Street Trolley Stop. The Trolley stop should be named "Encanto".

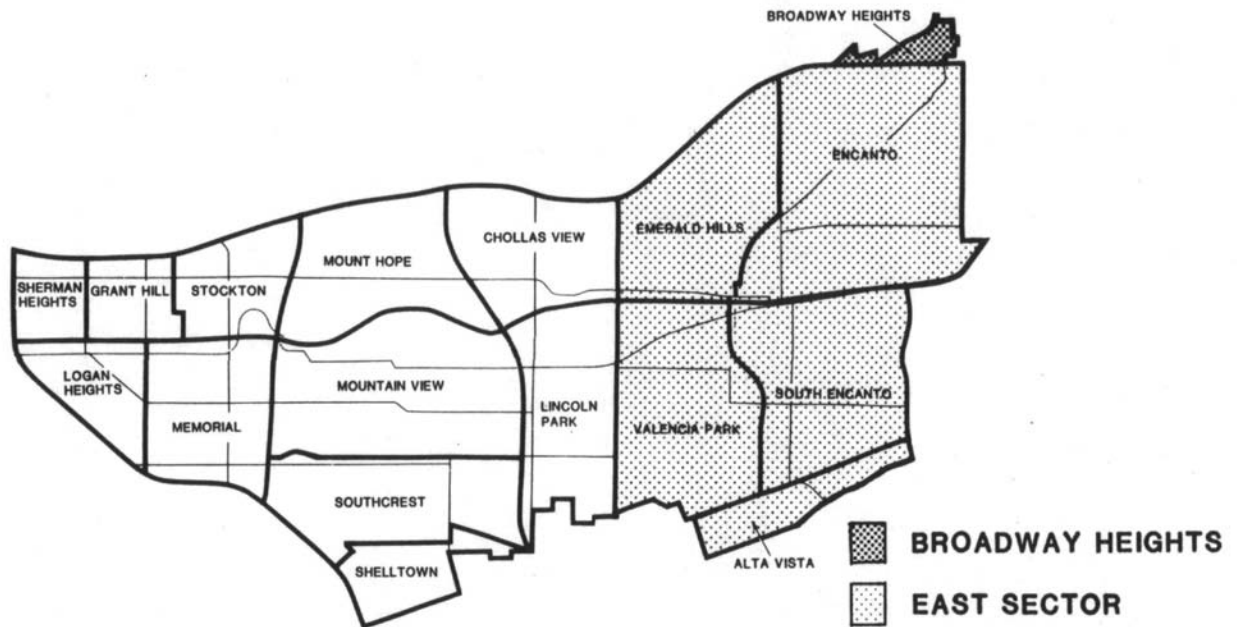
Market Street at Euclid Avenue
The Market-Euclid intersection is an important crossroads. The intersection has good access to Route 94.

Logan-Euclid Business District
As an important, highly-visible intersection, Logan-Euclid can become a demonstration model for a joint private-public revitalization effort.

Credit to: Project First Class Urban Design Program,
(Gerald Gast, AIA, Tectonics, Kercheval and Associates and G. Eckbo, FASLA, 1985)



THE NEIGHBORHOOD OF BROADWAY HEIGHTS



Broadway Heights is situated on approximately 61 acres in the northeastern corner of Southeast San Diego. It is bounded on the north and east by the city of Lemon Grove, on the south by Mallard Street, and on the west by Federal Boulevard. The neighborhood is surrounded with residential development, with the exception of its westerly boundary along Federal Boulevard where heavy commercial uses are common.

The 140-lot subdivision known as "Broadway Heights" was approved in the late 1950s, with most of the homes being built around 1960. A smaller "Rancho Valle" 43-lot subdivision is immediately to the east of the Broadway Heights subdivision, and is included in this neighborhood section. The neighborhood is atop the highest peaks in the community with an average elevation of over 400 feet above sea level. The highest parcels are along Mallard Street, with the remainder of the neighborhood terraced down in the northern portion of the subdivision. Many locations have views to the north and east.

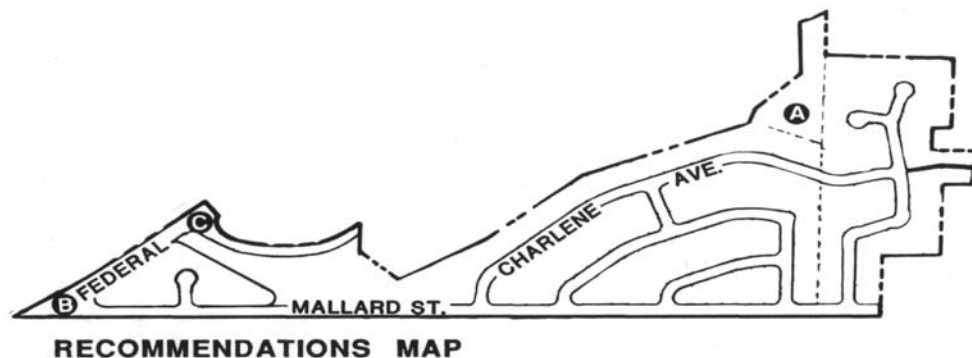
Approximately 600 people reside in Broadway Heights, with an overall density of about six units per acre. The population density is among the lowest in the Southeastern San Diego community. Nearly all of Broadway Heights has been developed for low density residential use, with one home on one lot. The homes are all contemporary stucco structures. Nearly all of the homes are in excellent condition. The neighborhood has public improvements including curb, gutter, sidewalks and streets. The majority of the residences are owner occupied. The median income is among the highest in the community. A two-acre vacant parcel zoned for agricultural use (A-1-1) is located in the northwesterly corner of the neighborhood.

The significant features of this neighborhood are its high level of public improvements, the good condition of its housing, and its views.

Federal Boulevard, which constitutes the western boundary, and Mallard Street, which forms the southern boundary, are the two major streets serving Broadway Heights. Federal Boulevard provides access to State Highway 94 and Mallard Street provides access to Federal Boulevard and 69th Street, which serves as a major north/south transportation corridor for this residential neighborhood.

Broadway Heights Objectives

1. Preserve the well-kept, single-family homes.
2. Protect the natural character of the canyons surrounding the neighborhood.
3. Expand Federal Boulevard to its recommended width.



Broadway Heights Recommendations

A. Residential

Maintain the character of this single-family neighborhood by preserving the RI-6000 and RI-10000 zones.

B. Open Space

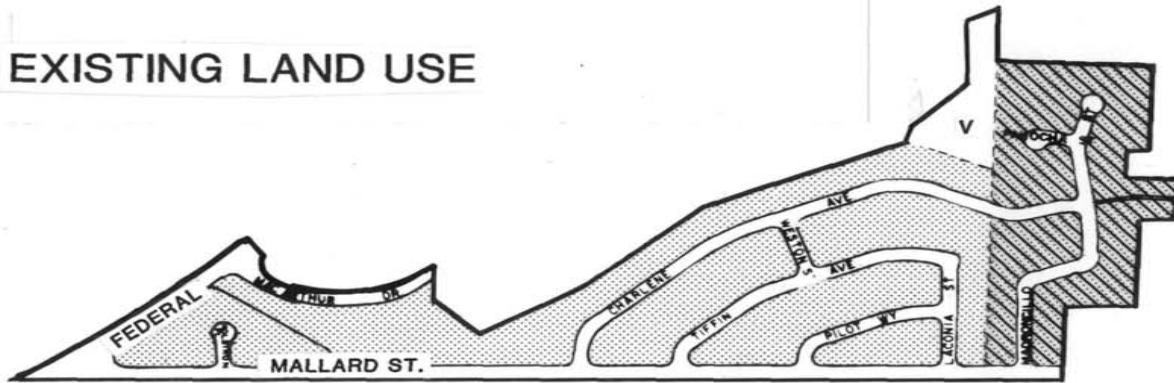
Open space preservation principles should be applied to the canyon slopes which define the neighborhood and are among its greatest assets.

The vacant 4.5-acre parcel in the northwest corner of the neighborhood should be zoned RI-40000 and is recommended for open space acquisition by the City of San Diego. If not acquired for open space, the lands with greater than 25 percent slope should be designated in the Hillside Review Overlay Zone and a Planned Residential Development Permit should be required to minimize grading and assure compatibility with the surrounding uses.

C. Transportation

Improve Federal Boulevard to a four-lane major street in order to handle future volumes as high as 16,000 vehicles per day. This should be coordinated with improvements to Federal Boulevard by the city of Lemon Grove.

EXISTING LAND USE



LEGEND

RESIDENTIAL (units per acre)

0-5

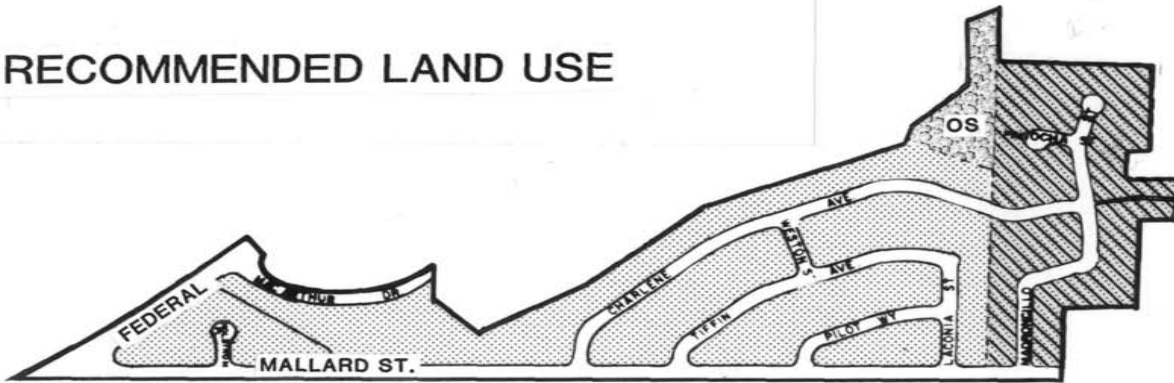
5-10

OS OPEN SPACE *

V VACANT

* or very low density residential
(see text)

RECOMMENDED LAND USE



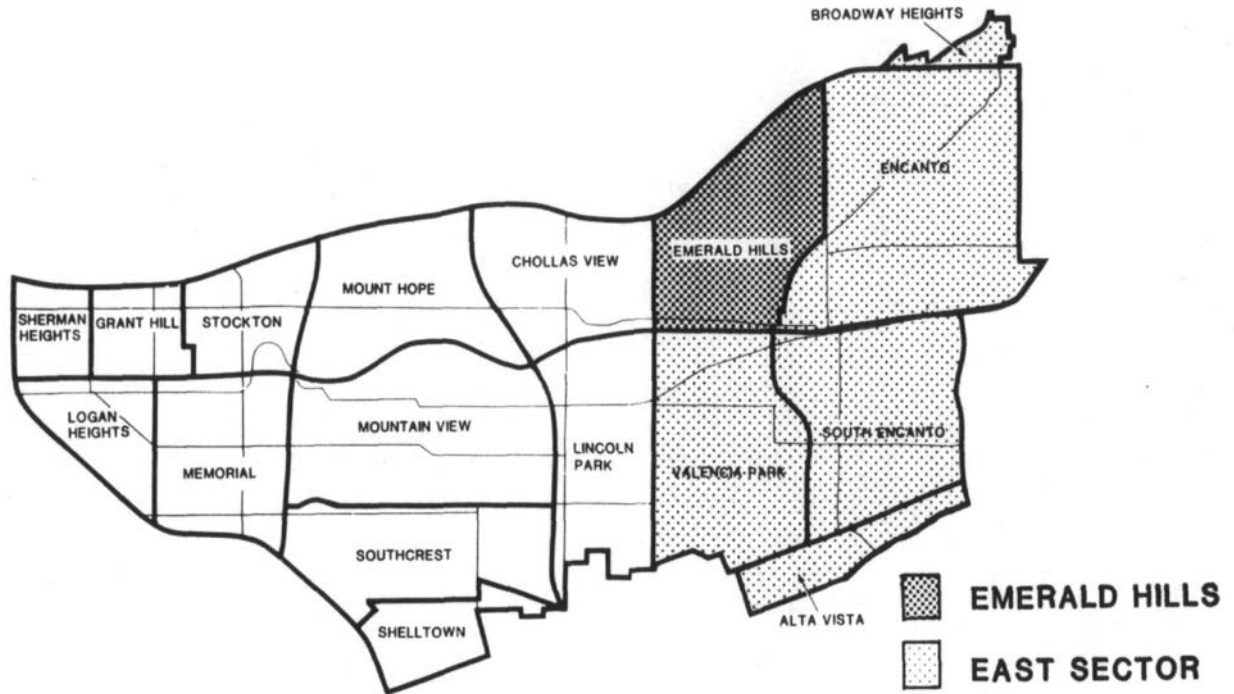
BROADWAY HEIGHTS

SOUTHEASTERN SAN DIEGO
CITY OF SAN DIEGO · PLANNING DEPARTMENT

FIGURE 39

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THE NEIGHBORHOOD OF EMERALD HILLS



Setting

Emerald Hills is situated across in the northeastern portion of Southeastern San Diego. It is bounded on the north by Highway 94 and Federal Boulevard, on the south by Market Street, on the west by Euclid Avenue, and on the east by 60th Street and Radio Drive. The neighborhood is separated from the surrounding areas by a freeway, major streets, and a major canyon system.

Much of Emerald Hills is very hilly and provides beautiful views. The neighborhood got its name from the Emerald Hills Country Club and Golf Course, which was established in 1959. The highest point of Emerald Hills, where transmitter towers for KSDO radio now stand, was once an ancient Indian burial ground.

The major streets in Emerald Hills include Euclid Avenue and 60th Street, which run north and south, and Market Street and Federal Boulevard, which run east and west.

The San Diego Trolley - Euclid line runs along the San Diego Arizona Eastern Railroad tracks from downtown San Diego to Euclid Avenue. Due to the presence of the trolley station, the intersection of Euclid Avenue and Market Street is expected to become a commercial center serving the eastern portion of Southeastern San Diego.

Existing Land Uses (1986)	
Type of Use	Percent
Residential	
Very-Low Density (0-5 du/ac, 1 du/lot)	50%
Low Medium Density (10-15 du/ac)	5%
Commercial	2%
Industrial	2%
Institutional	
(Johnson Elementary and Christian Fellowship Church)	10%
Public Parks	6%
City-owned Open Space	15%
Vacant	<u>10%</u>
	100%

Residential

The residential areas of Emerald Hills are single-family with the exception of the properties fronting on Euclid Avenue where low-medium density multi-family uses (10-15 units per acre) have developed. About 40 duplex-type homes, developed back when zoning allowed such densities, are scattered throughout Emerald Hills.

The residents display a strong sense of community and pride, exhibited by the condition of their homes and the existence of neighborhood clubs and associations. Over 4,000 people reside in Emerald Hills, with an overall density of about seven dwelling units per acre. The population density is the lowest in the Southeastern San Diego community.

Commercial

The only commercial uses in the neighborhood front on Euclid Avenue and include a gas station and a beauty salon. A wide variety of commercial services are available to Emerald Hills residents to the north in the College Grove area and to the east in Lemon Grove.

Industrial

There are two industrial land uses in Emerald Hills. One is a public storage facility, located between Federal Boulevard and State Highway 94. The other is the KSDO transmission tower located on a peak in the northeastern corner of the neighborhood.

Schools, Parks and Public Facilities

The neighborhood has one elementary school, Johnson Elementary School, located on Kelton Road and north of Luber Street. The school is immediately south of Emerald Hills Park, a 9.59-

acre neighborhood park, which is fully developed with two large playgrounds for small children, a lighted multi-use court (basketball or volleyball), two lighted tennis courts, restrooms, parking lot, and a paved walkway system encircling the entire park. The park also supports a native plant area, which is in the northeastern corner of the park, where it abuts the city-owned open space area on its northern boundary. The new Valencia Park Library is planned to be constructed at Market and 51st Streets abutting city-owned open space.

Open Space

The outstanding feature of the neighborhood of Emerald Hills is the abundance of open space that has been preserved in its natural state through acquisition by the City of San Diego. About 80 percent of all city-owned open space in Southeastern San Diego is in Emerald Hills. Radio Canyon, which surrounds the neighborhood on the east and south, is a valuable natural open space area. About 75 acres of Radio Canyon have been purchased by the City of San Diego as open space. The City Council has identified the Radio-Chollas Open Space System, which includes Radio Canyon and Las Chollas Creek, as the highest priority open space acquisition lands in Southeastern San Diego.

Another major open space area constitutes the neighborhood's northern boundary and serves as a buffer between Highway 94 and the residential areas to the south. That open space, known as Emerald Vista, was purchased by the City and totals 77 acres.

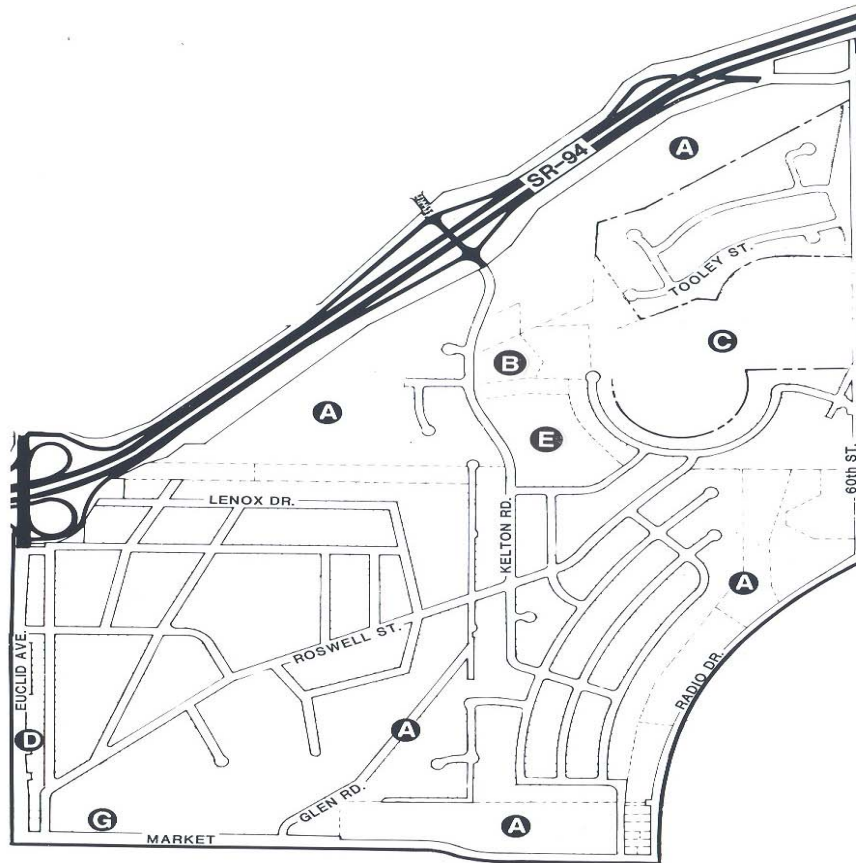
Vacant Parcels

Two large vacant parcels remain in the neighborhood. The first is located at the northeast corner of Market Street and Euclid Avenue and is approximately seven acres. The property is zoned R1-5000, fronts on Market Street and is bounded by city-owned open space on the east, and a steep slope with residential development on the north. This site is the proposed location of the New Valencia Park Library.

The second parcel is located in the northeastern portion of the neighborhood and fronts on 60th Street. This parcel is zoned R1-10000 and is only partially developed with radio transmitter towers.

Emerald Hills Objectives

1. Improve the appearance of Euclid Avenue.
2. Develop the vacant parcel fronting on 60th Street in such a way that it will minimize disturbance of the land's natural topography and vegetation.
3. Develop the vacant parcel at Market Street and Euclid Avenue in a way that compliments the trolley station across the street and is compatible with adjacent residential uses.
4. Preserve the single-family areas.



RECOMMENDATIONS MAP

GENERAL RECOMMENDATIONS

B. Retain the existing single-family zones.

Emerald Hills Recommendations

- A. The City of San Diego should retain the city-owned open space areas in Emerald Hills.

The existence of the open space areas serve as a visual relief to the residents of the area and act to preserve a valuable natural canyon from development. Further acquisition of lands in the Radio Chollas Open Space System is recommended to occur as soon as possible to ensure retention of this valuable land. Designated open space areas should be rezoned to R1-40000 or a similar zone.

- B. Retain the existing single-family residential zones (R1-5000 and R1-6000) and designate these areas for low density residential uses (5-10 units per net acre).
- C. Preservation of the existing stable, well-maintained single-family neighborhood is a high priority for Emerald Hills. Community pride will continue to play a major role in the future of this neighborhood.

Rehabilitation or development in the residential areas should be required to compliment the existing scale and bulk of the existing residential development. Lot consolidations should be discouraged.

- D. Rezone the vacant parcel fronting on 60th Street to R1-20000.

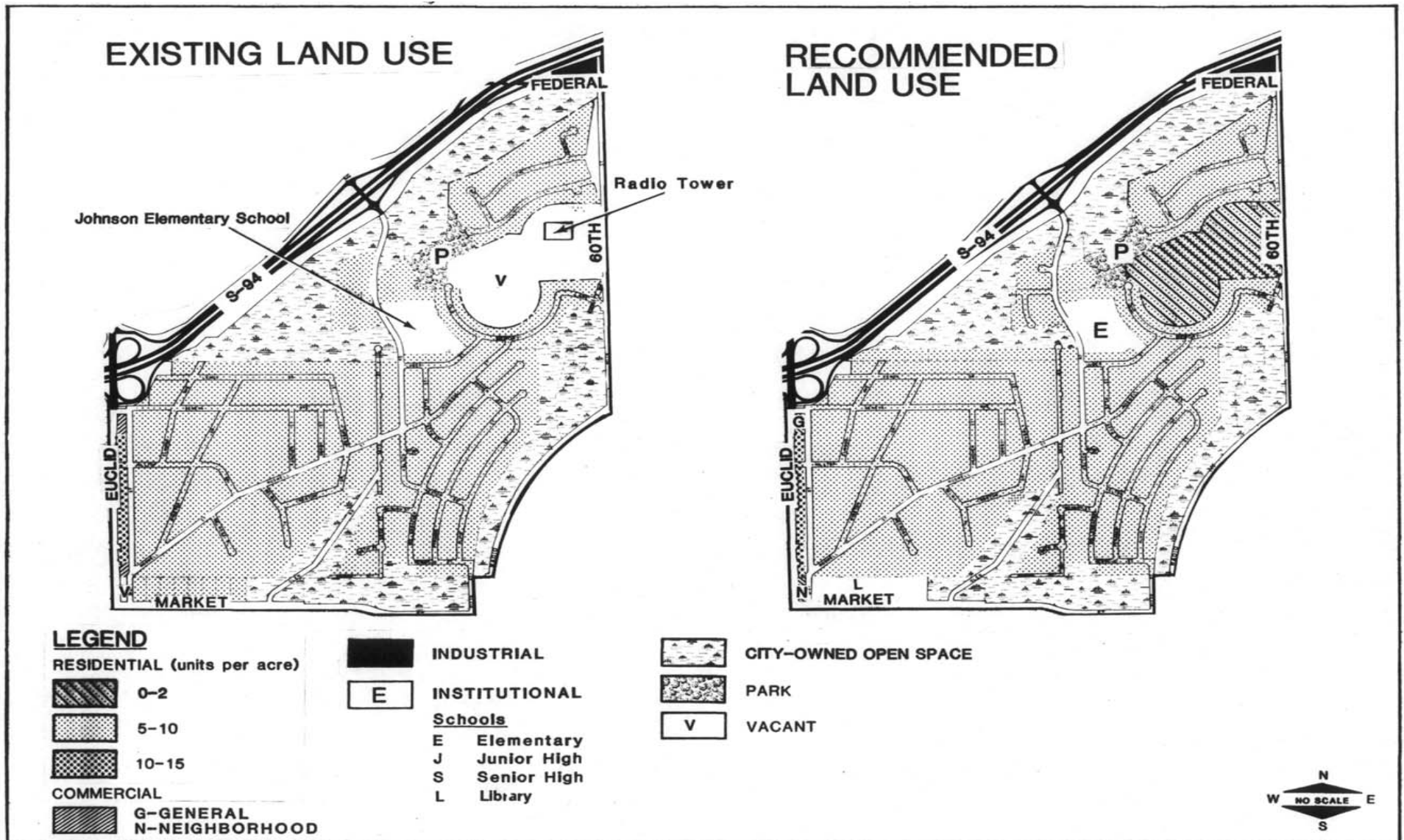
The vacant parcel fronting on 60th Street should be developed with a very-low density (0-2 units per net acre) and be rezoned from the existing R1-10000 to R1-20000. A Hillside Review Permit should be required on this site in order to ensure that disruption to the natural topography of the parcel is minimized as much as possible.

- E. Develop the properties along Euclid Avenue at a low-medium residential density.

The properties along Euclid Avenue should be developed at a low-medium density of residential development (10-15 units per net acre). Courtyard designs are encouraged, with buildings grouped in small clusters. Lot consolidations should be encouraged. Future developments should have the buildings face onto Euclid Avenue, but should be required to provide parking and gain access from 51st Street, in an effort to minimize existing traffic problems along Euclid Avenue caused by slow-moving traffic attempting to access existing driveways.

- F. Rezone Johnson Elementary School to the Institutional Overlay Zone. This site should be developed with compatible private development only after it has been determined that it is not needed for use as a public facility. Where it is determined that residential development is appropriate for this site, the density should be compatible with that of the surrounding neighborhood (5-10 units per net acre).

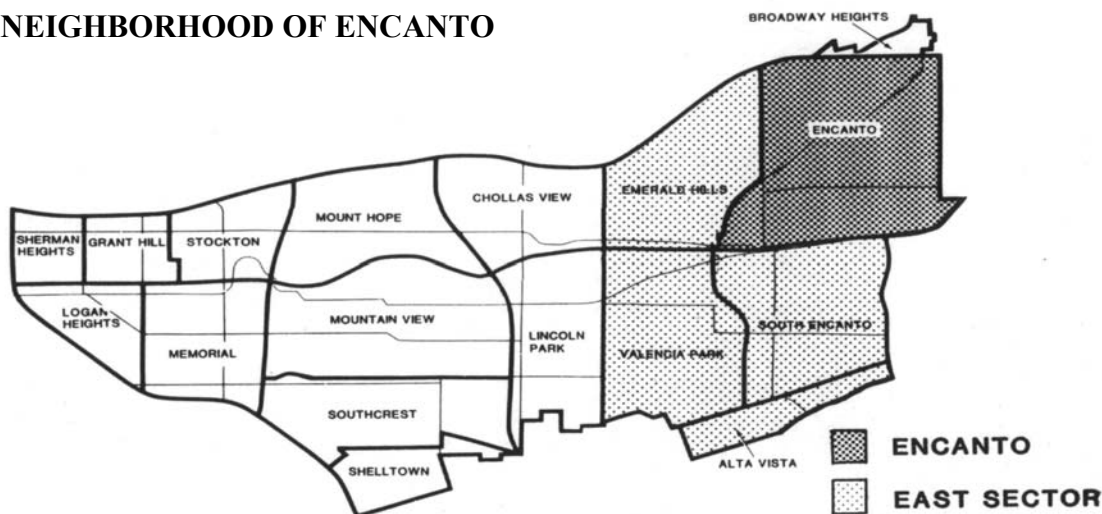
- G. The proposed site of the Valencia Park Library, on 51st and Market Streets, shall retain its SF-5000 zoning. Its use shall be restricted to the library and uses accessory to it, and uses permitted by the underlying zoning. Alternative use of the site for single-family development, in conformance with the Southeastern San Diego Planned District Ordinance and other City ordinances, is permitted and shall not require an amendment to this plan.



EMERALD HILLS
 SOUTHEASTERN SAN DIEGO
 CITY OF SAN DIEGO • PLANNING DEPARTMENT

FIGURE 40

THE NEIGHBORHOOD OF ENCANTO



Setting

Encanto is situated on approximately 994 acres in the northeastern portion of Southeastern San Diego. It is bounded on the north by Mallard Street, on the south by Akins Avenue, on the east by the city of Lemon Grove, and on the west by 60th Street.

In 1889, Alice Klauber named the subdivision Encanto, the Spanish word for "enchantment." The area contains a series of natural canyons and rolling hills. Radio Canyon, which cuts diagonally from the northeast to the southwest corners of Encanto, is a major natural open space system that has been purchased by the City of San Diego for preservation as open space.

Encanto is divided into two subareas by Broadway. The northern subarea is a mixture of single-family homes on large lots, industrial uses along Federal Boulevard, and large vacant lots. The southern area, accounting for 30 percent of the total neighborhood, is bounded by Broadway on the north and Akins Avenue on the south. This area is developed with a mixture of low and medium residential densities (5-30 units per acre), commercial uses along Akins Avenue, and public facilities.

Existing Land Uses (1986)	
Type of Use	Percent
Residential	
Very-Low Density (0-5 du/ac, 1 du/lot)	80%
Low-Medium Density (10-15 du/ac)	2.5%
Commercial	1%
Industrial	2%
Institutional (Encanto Elementary School)	2.5%
Public Parks	2%
Vacant	<u>10%</u>
	100%

Residential

Nearly 6,300 people reside in Encanto, with an overall density of about five dwelling units per acre in the northern subarea and approximately five dwelling units per acre in the southern subarea. The residential areas in Encanto are stable and quiet, with a mixture of housing conditions and types. The majority of the single-family homes are well-maintained.

The highest densities (15-30 units per acre) are north of Akins Avenue and south of Broadway where a scattering of apartment complexes have developed over the past 20 years. In many cases, these complexes are poorly maintained and landscaped, resulting in deteriorated conditions.

Commercial

A mixture of commercial uses have developed along the north side of Akins Avenue, including a liquor store, auto storage, auto repair, and a plumbing supply yard. For the majority of commercial services, the residents of Encanto shop in Lemon Grove.

Industrial

A variety of industrial uses have developed along the north side of Federal Boulevard and on the south side of Federal Boulevard between Winnett Street and Oriole Street. Motor home sales, a lumber yard, a contractor's storage yard, and an abandoned cable television facility are among the industrial uses. Access to State Highway 94 is a primary attraction for these users.

Schools and Public Facilities

The neighborhood has one school, Encanto Elementary School, located at the southwest corner of Broadway and 65th Street. A City of San Diego Park and Recreation Center is located across the street to the north and east from the elementary school. The Encanto Recreation Center includes baseball fields, picnic areas, and shuffle board courts, and a senior citizen center.

Vacant Parcels

Nearly ten percent of Encanto has remained vacant, with the majority of the parcels located in the western portion of the neighborhood, where steep slopes are common.

Transportation Facilities

The neighborhood's major streets are 60th Street, which runs north and south, Broadway and Radio Drive, Federal Boulevard, Mallard Street and Akins Avenue, which run east and west.

The proposed Encanto Trolley Station site is located along the southern boundary of this neighborhood, between 62nd and 63rd Streets on the north side of Akins Avenue. The station site is 2.25 acres. Service to this station is part of the second phase of the East Urban Line

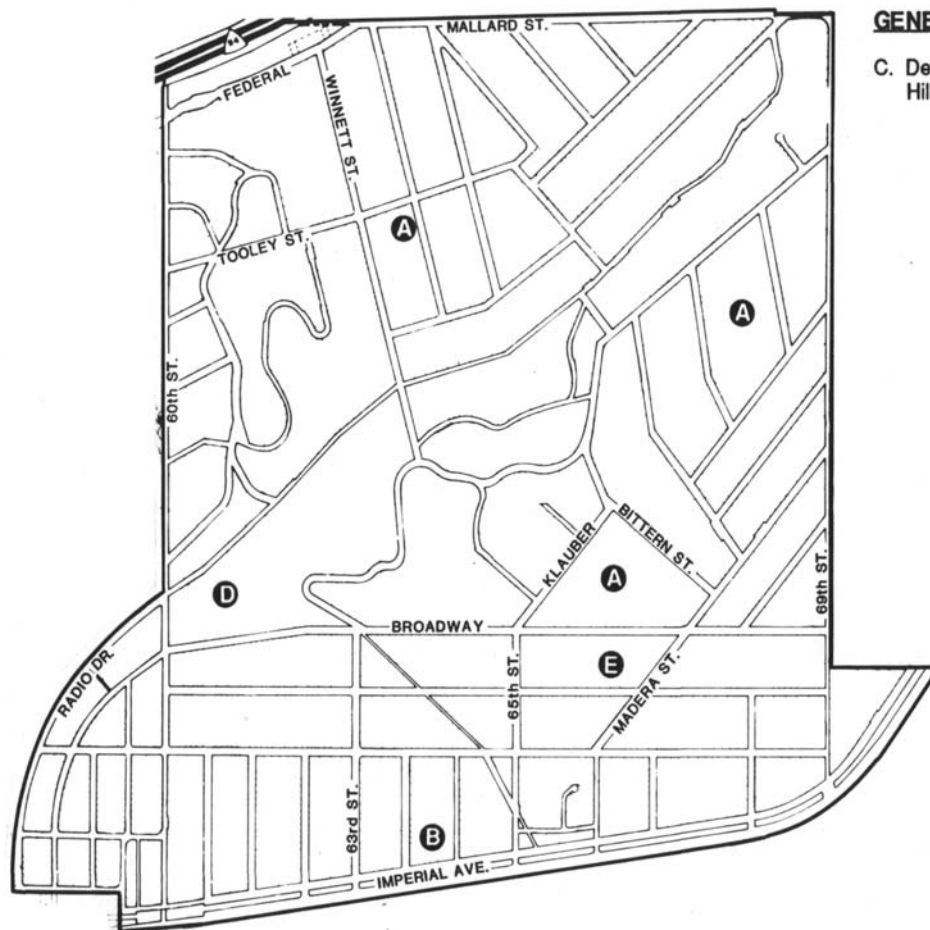
development, expected to be operational by 1988. Akins Avenue runs parallel to Imperial Avenue, with the two separated by the railroad tracks.

Encanto Objectives

1. Preserve the existing single-family large lot development.

The large-lot, single-family neighborhoods are worthy of preservation because this type of development creates the rural atmosphere which is characteristic of Encanto.

2. Preserve the natural canyons and slopes of Encanto.
3. Improve the landscaping on both private and public land on both sides of Federal Boulevard.
4. Permit residential infill and redevelopment on the north side of Akins Avenue at densities which do not conflict with surrounding uses.



GENERAL RECOMMENDATIONS

- C. Designate 25% or greater slopes for the Hillside Review Overlay Zone.

RECOMMENDATIONS MAP

Encanto Recommendations

- A. Maintain the character of the rural single-family neighborhood by preserving the R1-6000, R1-10000, R1-15000, and R1-20000 zones.

Preservation of the rural character of Encanto's residential areas is the highest priority for this neighborhood. The existing zoning should be retained, while adding the Hillside Review Overlay Zone in areas where the slopes are in excess of 25 percent. Public improvements should include rolled curbs and natural-appearing materials in the sidewalks, in order to retain the rural character.

- B. Designate the properties north of Akins Avenue between 60th Street and 65th Street for low-medium density residential development (10-15 units per net acre).

In consideration of surrounding land uses and low density R1-6000 zoned residential development to the north, this plan recommends that properties along a portion of Akins be rezoned to a low-medium density of 10-15 units per net acre.

- C. Designate lands in excess of 25 percent slope for the Hillside Review Overlay Zone.

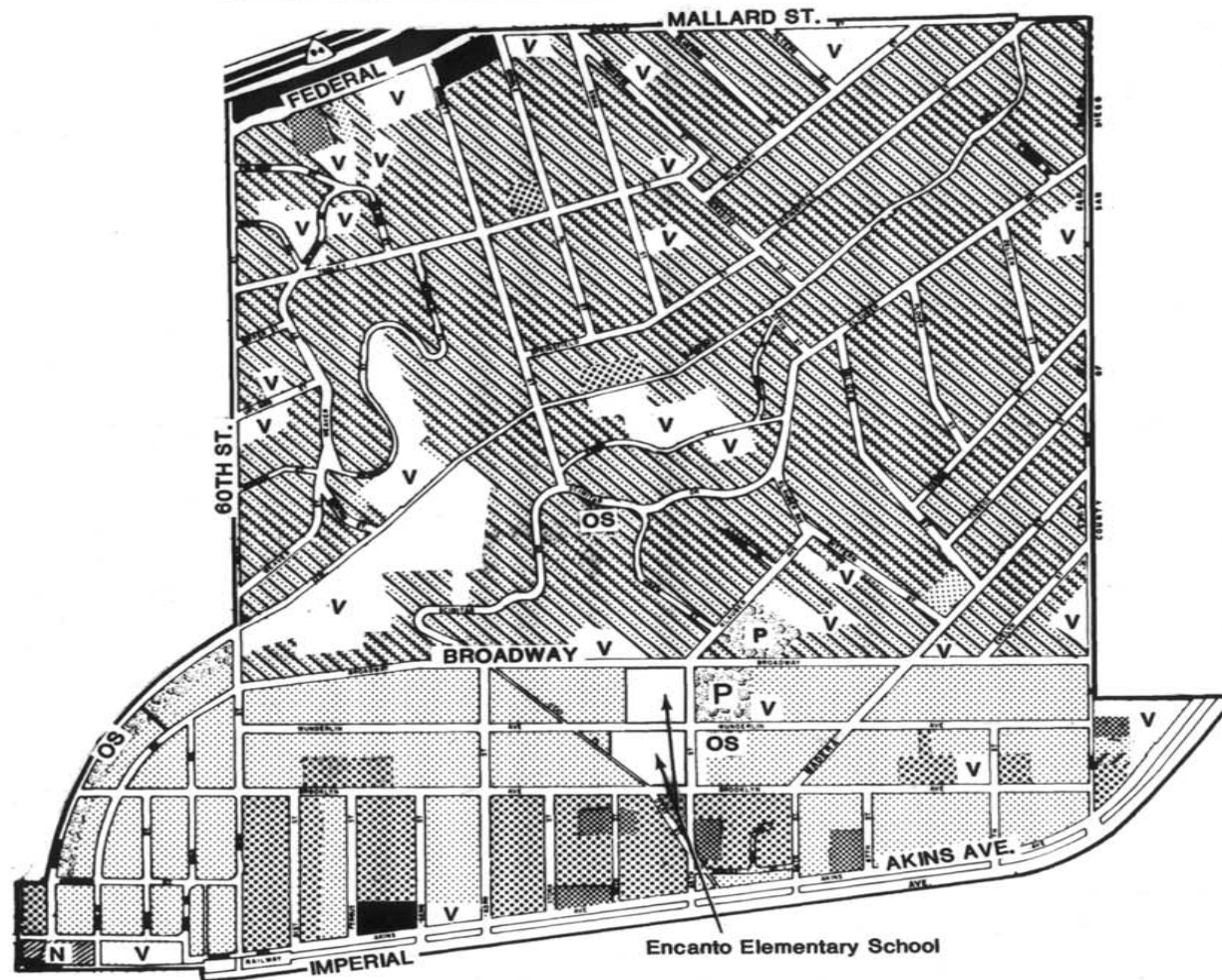
Most of the vacant parcels in Encanto have significant slopes and should be developed according to the standards of the Hillside Review Overlay Zone, in order to preserve as much of the natural topography as much as possible.

- D. Acquire the eastern branch of Radio Canyon through the City of San Diego's Open Space Acquisition Program.

The City of San Diego should purchase the remaining eastern branch of Radio Canyon as soon as possible in order to complete acquisition of this important natural open space.

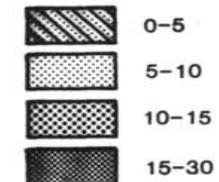
- E. The Encanto Elementary School should only be developed with compatible private development after it has been determined that it is not needed for use as a public facility through the Institutional Overlay Zone review process. In the event that residential re-use is considered, the density should be at 5-10 units per acre.

EXISTING LAND USE



LEGEND

RESIDENTIAL (units per acre)



COMMERCIAL

G-GENERAL
N-NEIGHBORHOOD

I-INDUSTRIAL

E-INSTITUTIONAL

Schools
E Elementary
J Junior High
S Senior High
T Trolley Station

OS-OPEN SPACE

V-VACANT

P-PARK



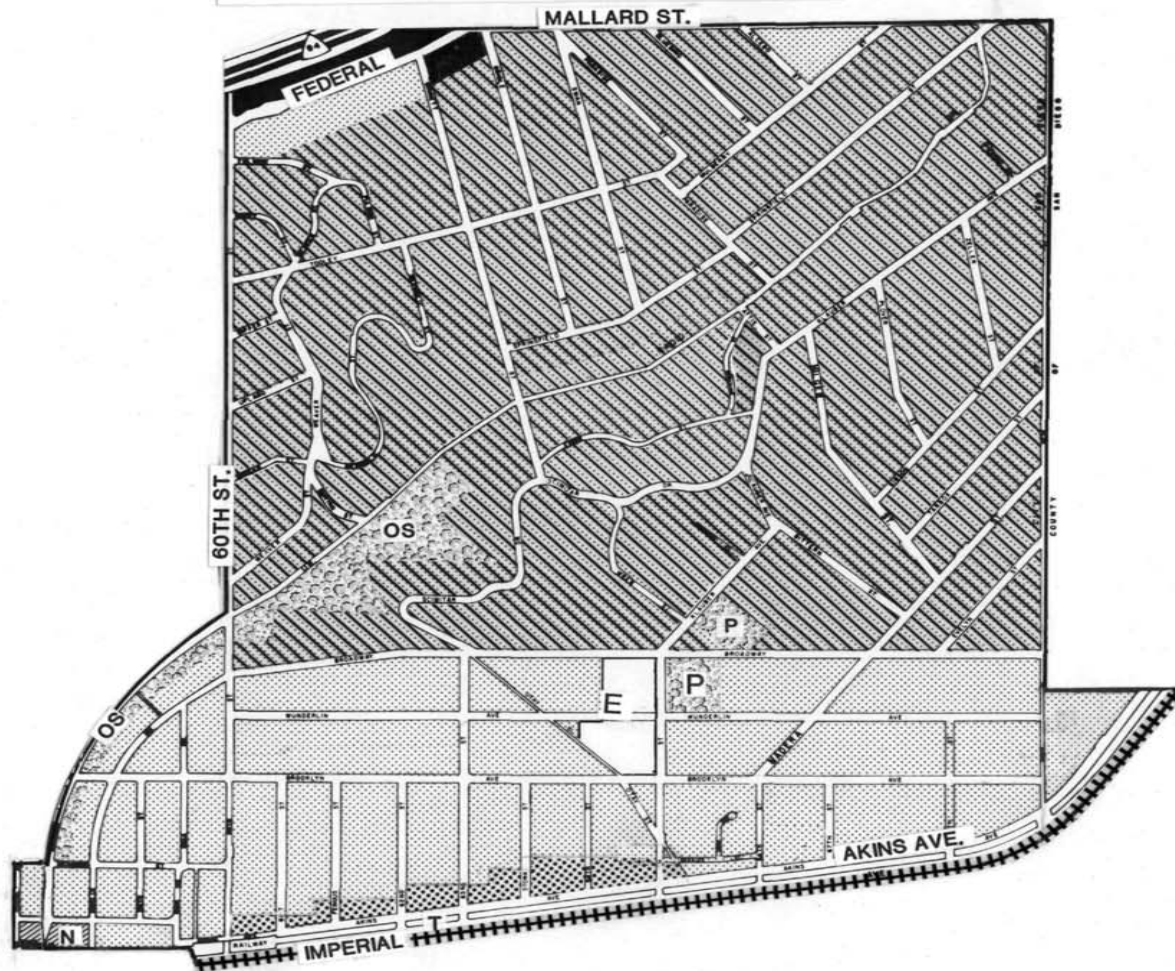
ENCANTO

SOUTHEASTERN SAN DIEGO

CITY OF SAN DIEGO • PLANNING DEPARTMENT

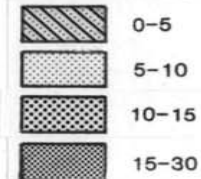
FIGURE 41

RECOMMENDED LAND USE



LEGEND

RESIDENTIAL (units per acre)



COMMERCIAL



E INSTITUTIONAL

Schools

- | | |
|---|-----------------|
| E | Elementary |
| J | Junior High |
| S | Senior High |
| T | Trolley Station |



SOUTH ENCANTO

SOUTHEASTERN SAN DIEGO

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FIGURE 42